

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 18th November 2025

B1. 2025/0175 – The Old Cobblers Inn, New Hall Hey Road, Rawtenstall Rossendale BB4 6HR

Since the Committee report was published, a further 3 representations (2 from the same household) from members of the public have been received in response to the most recent public notifications undertaken following the receipt of amended plans for the proposed scheme. The representations have raised the following issues in summary:

- Increase in traffic
- Highway safety concerns
- Increase in air, noise and odour pollution and loss of amenity
- Lack of parking
- Visual impact and unsuitable design
- Overdevelopment
- Alternative development should be considered
- High concentration of fast food and coffee outlets
- Impact of development on house prices

Further comments from a number of consultees on the amendments made to the proposed scheme have also been received since the publication of the Committee report:

- Environment Agency – No additional comments to make
- RBC Tree Officer – No objection
- LPA Emergency Planners – No objection

Also, for the avoidance of doubt, the Council would like to make clear that the submitted application has demonstrated compliance with the flooding sequential test and accords with Section 14 of the Framework in this regard.

Item B4. 2024/0295 – Land at Former Waterbarn Recreation Ground, Brandwood Road, Stacksteads

Since the Committee report was published, the applicant has confirmed in writing that they wish to withdraw the planning application. Therefore, the application will be removed from the agenda of the DC Committee.

**Mike Atherton
Head of Planning
18/11/2025**